Send Tax Statements To:
New Owner

Name and Address of New Owner:
Shannon H. Johnson
280 Elysian Fields Road
Nashville, TN 37211

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

BOX 13
10385

Map 133-12-O-144.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JAMES E. LANGLOIS and wife, KAREN A. GARRETT-LANGLOIS,** has this day bargained and sold and does hereby transfer and convey unto, **SHANNON H. JOHNSON, unmarried,** her heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 59, ~~Section~~ Section Three, Valley View Meadows, according to plat and survey of record in Plat Book 3700, page 93, the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to, James E. Langlois and wife, Karen A. Garrett-Langlois, by deed from Samuel Peyton Tegethoff and wife, Mary Louis Tegethoff, dated April 1, 1996, appearing of record in Record Book 10006, page 830, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Restrictive Covenants of record in Book 3673, page 439, and in Book 3770, page 214 and Book 4065, page 227 and in Book 4082, page 106; Notice of Completion of record in Book 8802, page 732, recorded December 3, 1992; and to any and all matters shown on said plat and survey of record in Plat Book 3700, page 93; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **SHANNON H. JOHNSON, unmarried,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 10/14/05 14:35 2 pgs
Fees:13.00 Taxes:423.02
20051014-0124346

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of September, 2005.

James E. Langlois

Karen A. Garrett, Langlois

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **James E. Langlois ad wife, Karen A. Garrett-Langlois,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

28th WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of September 2005.

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 6-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $114,330.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 28th day of September, 2005.

NOTARY PUBLIC
My Commission Expires: 6-21-09

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN